

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ACTON ST, ARLINGTON

## OWNERSHIP

Owner 1:	ANNESE PIPER			
Owner 2:	ANNESE ROBERT J & GRETCHEN G			
Owner 3:				
Street 1:	15 ACTON ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02476	Type:		

## PREVIOUS OWNER

Owner 1:	HAGG CHRISTINE/TRUSTEE -		
Owner 2:	CHRISTINE HAGG REVOCABLE TRUST -		
Street 1:	15 ACTON ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Wood Shingle Exterior and 1122 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	473,900	3,300		477,200
Total Card	0.000	473,900	3,300		477,200
Total Parcel	0.000	473,900	3,300		477,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		425.31	/Parcel: 425.3

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	424,700	3300	.		428,000	428,000	Year End Roll	12/18/2019
2019	102	FV	434,400	3300	.		437,700	437,700	Year End Roll	1/3/2019
2018	102	FV	385,100	3300	.		388,400	388,400	Year End Roll	12/20/2017
2017	102	FV	351,800	3300	.		355,100	355,100	Year End Roll	1/3/2017
2016	102	FV	351,800	3300	.		355,100	355,100	Year End	1/4/2016
2015	102	FV	325,700	3300	.		329,000	329,000	Year End Roll	12/11/2014
2014	102	FV	311,200	3300	.		314,500	314,500	Year End Roll	12/16/2013
2013	102	FV	311,200	3300	.		314,500	314,500		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

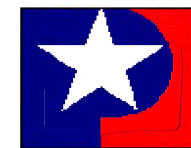
[illegible]

### ACTIVITY INFORMATION

[illegible][illegible]

apre 2021

APPAISED:	477,200 /	477,200
USE VALUE:	477,200 /	477,200
ASSESSED:	477,200 /	477,200



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	152373
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!12743!

## PRINT

Date	Time
12/11/20	02:47:59

**LAST REV**

Date	Time
11/18/19	09:19:50

	danam
	12743

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1900
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl: 0	Rating:	Average
WSFlue:	Rating:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 2		HB					

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	42 - 7000

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	6	2	0
<b>Totals</b>				
	1	6	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	18.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	398.210
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	582221
Depreciation:	108293
Depreciated Total:	473928

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	438.03	
Special Features:	0	Val/Su Net:	422.37	
Final Total:	473900	Val/Su SzAd	422.37	

MOBILE HOME	Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 164.C-0001-0015.0

[illegible]

More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,122	398.210	446,79	
Net Sketched Area:		1,122	Total:	446,79	
Size Ad	1122	Gross Are	1122	FinArea	112

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
92						
92						
22						

**IMAGE**

**AssessPro** Patriot Properties, Inc

